

**ZB# 02-18**

**Daniel & Howard App**

**36-1-27**

#02-18. App. Daniel & Howard

Area 36-1-27

Prelim.  
Apr. 8, 2002.  
Public Hearing:  
Apr. 22, 2002  
Granted  
Refund: 2002.50

# REFERENCES:

TAX MAP DATA:  
Section: 36  
Block: 1  
Lot: 27

Deed Liber: 1373, Page: 572  
Deed Liber: 1211, Page: 603  
Deed Liber: 4264, Page: 206

Reputed Owner: **WERNER**  
(deed liber: 1373, page: 572)

N78°00'00"E

175.00'

iron pipe found

S12°00'00"E

Reputed Owner: **TORCH**  
(deed liber: 2227, page: 867)

101.87'

VACANT LAND  
AREA = 17,661 S.F.  
= 0.405± acres

RILEY

N12°00'00"W

ROAD

100.00'

S78°37'00"W

Reputed Owner: **STIMPSON**  
(deed liber: 4264, page: 206)

175.00'

iron pipe found  
2.05' south of  
property corner

499.51'  
iron pipe  
found

## NOTES:

SUBJECT to any easements, rights-of-ways, and/or agreements that the utility companies may have.  
SUBJECT to such facts disclosed by an accurate, up-to-date title search.  
OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.

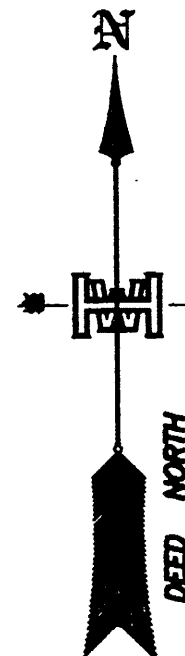
© copyright by Howard W. Weeden, PLS, PC, Walden, New York

I hereby certify to:

- Daniel App; Howard App;
  - John Werner;
  - Riverside Bank, its successors and/or assigns;
  - Fidelity National Title Insurance Company of New York;
  - Hill-N-Dale Abstracters, Incorporated;
- that this mapping is based on a field survey performed on the date indicated hereon, deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best of my knowledge.

*Howard W. Weeden*

Howard W. Weeden, PLS, NYS Lic. No. 049967



Unauthorized alteration or addition to a Survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

Survey of Property for  
**A P P**  
located in the  
Town of New Windsor  
Orange County — New York

scale: 1" = 20' date: 31 July 2000 file no.: 00-250



**WEEDEN SURVEYING**

**HOWARD W. WEEDEN, PLS, PC**

**LICENSED LAND SURVEYOR**

62 Main Street Walden, N.Y. 12586

tel.: (914) 778-7643

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: App. Daniel

FILE# 02-18

RESIDENTIAL: \$50.00  
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE     

APPLICATION FOR VARIANCE FEE ..... \$ 50.-

4/11/02  
CK# 1004

ESCROW DEPOSIT FOR CONSULTANT FEES ..... \$ 300.-

4/11/02  
CK# 1003

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 4/8/02: 3 .. \$ 13.50  
2ND PRELIMINARY- PER PAGE ..... \$       
3RD PRELIMINARY- PER PAGE ..... \$       
PUBLIC HEARING - PER PAGE 4/22/02: 2 ..... \$ 9.00  
PUBLIC HEARING (CONT'D) PER PAGE ..... \$       
TOTAL ..... \$ 22.50

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: 4/8/02 ..... \$ 35.00  
2ND PRELIM. .... \$       
3RD PRELIM. .... \$       
PUBLIC HEARING. 4/22/02 ..... \$ 35.00  
PUBLIC HEARING (CONT'D) ..... \$       
TOTAL ..... \$ 70.00

MISC. CHARGES:

..... \$       
TOTAL ..... \$ 92.50

LESS ESCROW DEPOSIT ..... \$ 300.00  
(ADDL. CHARGES DUE) ..... \$       
REFUND DUE TO APPLICANT .. \$ 207.50

Date May 9, 2002

# TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553**

TO Daniel H. App d/b/a Lighthouse Const. DR.  
23 Palentine Ave., Newburg, N.Y.

[illegible]

FOR DEPOSIT ONLY

HUDSON UNITED BANK HUB

15 Matthews St.  
Goshen, NY 10924

PAID TO THE ORDER OF

Town of New Windsor

Three hundred

\$ 300.00

DATE 4-12-02

55-150/212

1003

DANIEL H. APP  
LIGHTHOUSE CONSTRUCTION DBA  
23 PALENTINE AVENUE  
NEWBURGH, NY 12550

1003451021203

3981403545

1003451021203

1003451021203

1004

55-150/212

DATE 4-12-02

\$ 50.00

DOLLARS

Town of New Windsor

fifty

HUDSON UNITED BANK HUB

Goshen Office  
15 Matthews St.  
Goshen, NY 10924

www.hudsonunitedbank.com

DANIEL H. APP  
LIGHTHOUSE CONSTRUCTION DBA  
23 PALENTINE AVENUE  
NEWBURGH, NY 12550

FOR

1004451021203

3981403545

1004451021203

1004451021203

#02-18

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#341-2002**

**04/12/2002**

**App, Daniel H.**

**Received \$ 50.00 for Zoning Board Fees on 04/12/2002. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

In the Matter of the Application of

**DANIEL APP**

MEMORANDUM  
OF DECISION  
GRANTING  
VARIANCE

#02-18.

**WHEREAS, DANIEL APP**, 350 Nina Street, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 4,119 sq. ft. lot area variance for construction of a single-family residence on Riley Road in an R-3 zone; and

**WHEREAS**, a public hearing was held on the 22nd day of April, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared for this Application; and

**WHEREAS**, there were no spectators appearing at the public hearing; and

**WHEREAS**, no one spoke in opposition to the Application, however a letter of support was received and filed from an adjacent neighbor; and

**WHEREAS**, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

**WHEREAS**, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The Applicant proposes to construct a small single-family home on the property.



(b) The house if constructed will be similar to other houses in the neighborhood, although it will be smaller.

(c) The proposed house will be serviced by Town water and sewer.

(d) The proposed house will not be constructed on top of any well or septic system, water or sewer easement.

**WHEREAS,** The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant that can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations, but nevertheless is warranted.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The interests of justice will be served by allowing the granting of the requested area variance.

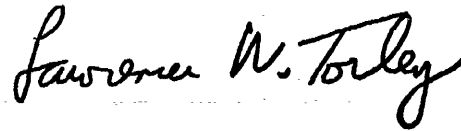
**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 4,119 sq. ft. lot area variance for construction of a single-family residence, on Riley Road, in an R-3 zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

**RESOLVED**, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: June 24, 2002.

A handwritten signature in black ink, reading "Lawrence W. Torley". The signature is written in a cursive style with a large, stylized 'L' and 'T'.

---

Chairman

APP, DANIEL

MR. TORLEY: Request for 4,119 sq. ft. lot area variance for single-family dwelling on Riley Road in R-3 zone.

Mr. Daniel App appeared before the board for this proposal.

MR. TORLEY: Once again, is there anyone in the audience who wishes to speak on this matter? Let the record show no one is present.

MR. APP: I just want to hand you the survey.

MR. TORLEY: Gentlemen, a rectangular lot, we don't see many rectangular lots.

MS. CORSETTI: For the record, we sent out 11 notices to adjacent property owners on April 11.

MR. TORLEY: You wish to build a house on this property and it's 4,200 feet short of the area.

MR. KANE: What percentage are we looking at?

MR. TORLEY: It's 17661 and needs 20.

MR. KANE: That's close enough for me.

MR. TORLEY: 22.

MR. BABCOCK: He's 4,000 square foot short.

MR. TORLEY: Other lots in this area are of similar size?

MR. APP: Correct.

MR. TORLEY: As I recall, there's a whole string in the same off Riley.

MR. TORLEY: See the tax map, looks like most of them are.

MR. REIS: Water and sewer in that area?

MR. BABCOCK: Yes, they do. At the time this lot was created, there wasn't water and sewer. So now it's made it much better because there's town water, town sewer there, so we don't have to worry about a septic system on a smaller lot.

MR. TORLEY: Does Hillington Road exist?

MR. BABCOCK: Yes.

MS. CORSETTI: The only reason that's there we got a call from a woman named Ursula Russo from the DEP, she was just asking questions about how close it was to the aqueduct, so I got a copy of that.

MR. KANE: Is this a development over there?

MR. BABCOCK: No, it was a subdivision that was done long time ago, back in the '50's.

MR. TORLEY: I don't remember that road.

MR. REIS: It's not extended, doesn't run through.

MS. CORSETTI: It's a paper road and the road is owned by a doctor, the whole road so--

MR. TORLEY: It's a private road, doesn't really exist as a road, it's a private road or driveway.

MR. BABCOCK: There's several houses on it. I don't know what it is, it's a drivable road that, it's privately owned by an individual.

MR. TORLEY: It's not your problem.

MR. KANE: Just asking because I was wondering, I saw that thing and wondering why that lot wouldn't fit a single family house but now I know it was made a long time ago and they never built on it.

MR. TORLEY: Putting up the house on the lot you do not feel you'd be creating any water drainage or problems

of that nature?

MR. APP: No, sir.

MR. TORLEY: And there's room to fit a house within all the setbacks?

MR. APP: Yes.

MR. TORLEY: The house you're intending to build is similar in size to the houses there?

MR. APP: Only a little bit bigger but similar.

MR. TORLEY: It will meet all the requirements?

MR. APP: Yes.

MR. BABCOCK: He's proposing a house that's 27.6 foot wide and 52 foot long which gives him a 24 foot side yard on each side and 60 foot in the front and 87 feet in the rear.

MS. CORSETTI: You've got plenty.

MR. REIS: Accept a motion?

MR. TORLEY: Yes.

MR. REIS: Make a motion that we grant Mr. App's request for his variance at Riley Road in the R-3 zone.

MR. MC DONALD: Second it.

ROLL CALL

MR. MCDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

*Prelim.*  
*Apr. 8, 2002.*  
*#02-18*

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 3/6/02

APPLICANT: Daniel & Howard App  
350 Nina Street  
New Windsor, NY 12553

**COPY**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/4/02

FOR : Daniel & Howard App

LOCATED AT: ~~350 Nina Street~~ *Riley Road*

ZONE: R-3      Sec/Blk/ Lot: 36-1-27

DESCRIPTION OF EXISTING SITE: Vacant Land

IS DISAPPROVED ON THE FOLLOWING GROUNDS: 48-12 Use/Bulk Tables R-3 zone

1. Required lot area for a one family dwelling with sewer and water is 21,780sqft. The existing lot area is 17,661sqft, a variance of 4,119sqft is required.

*Kevin J. Kuyper*  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-3      USE: Single Family

MIN LOT AREA: 21,780sqft

17,661sqft

4,119sqft

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:  
Building Permit #: 2002-153

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS  
REQUIRED BEFORE PERMIT WILL BE ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises

Daniel App & Howard App

Address

350 Nina Street, New Windsor N.Y. 12553

Phone #

845-562-2785

Mailing Address

"

"

"

"

Fax #

Name of Architect

M.S.I. of PA, INC.

Address

259 South Old Trail, Selins Grove, PA, 17870

Phone

1-888-

Name of Contractor

Daniel App - Lighthouse Construction

until March  
until 7/

863-1511



Address 350 Nina Street

Cell # 1-914-572-3778  
Phone 845-562-2785

State whether applicant is owner, lessee, agent, architect, engineer or builder owner/Builder

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the North westerly side of 354 Riley Rd. New Windsor NY 12553  
(N,S,E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated New Windsor Is property a flood zone? Y \_\_\_\_\_ N ☒

3. Tax Map Description: Section 36 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy ☒

5. Nature of work (check if applicable) ☒ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other

6. Is this a corner lot? No

New house family

7. Dimensions of entire new construction. Front 52' Rear 52' Depth 27'6" Height 16' No. of stories 1

8. If dwelling, number of dwelling units: 1 Number of dwelling units on each floor 1

Number of bedrooms 2 Baths 2.5 Toilets 3 Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water ☒ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

Residential

10. Estimated cost \$137,000 Fee \_\_\_\_\_

**PAID**

CH# 1156

\$50

12, 13, 01  
date

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors Frank Lisi & Louis Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4695 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Daniel App  
(Signature of Applicant)

350 Nina Street, New Windsor NY 12553  
(Address of Applicant)

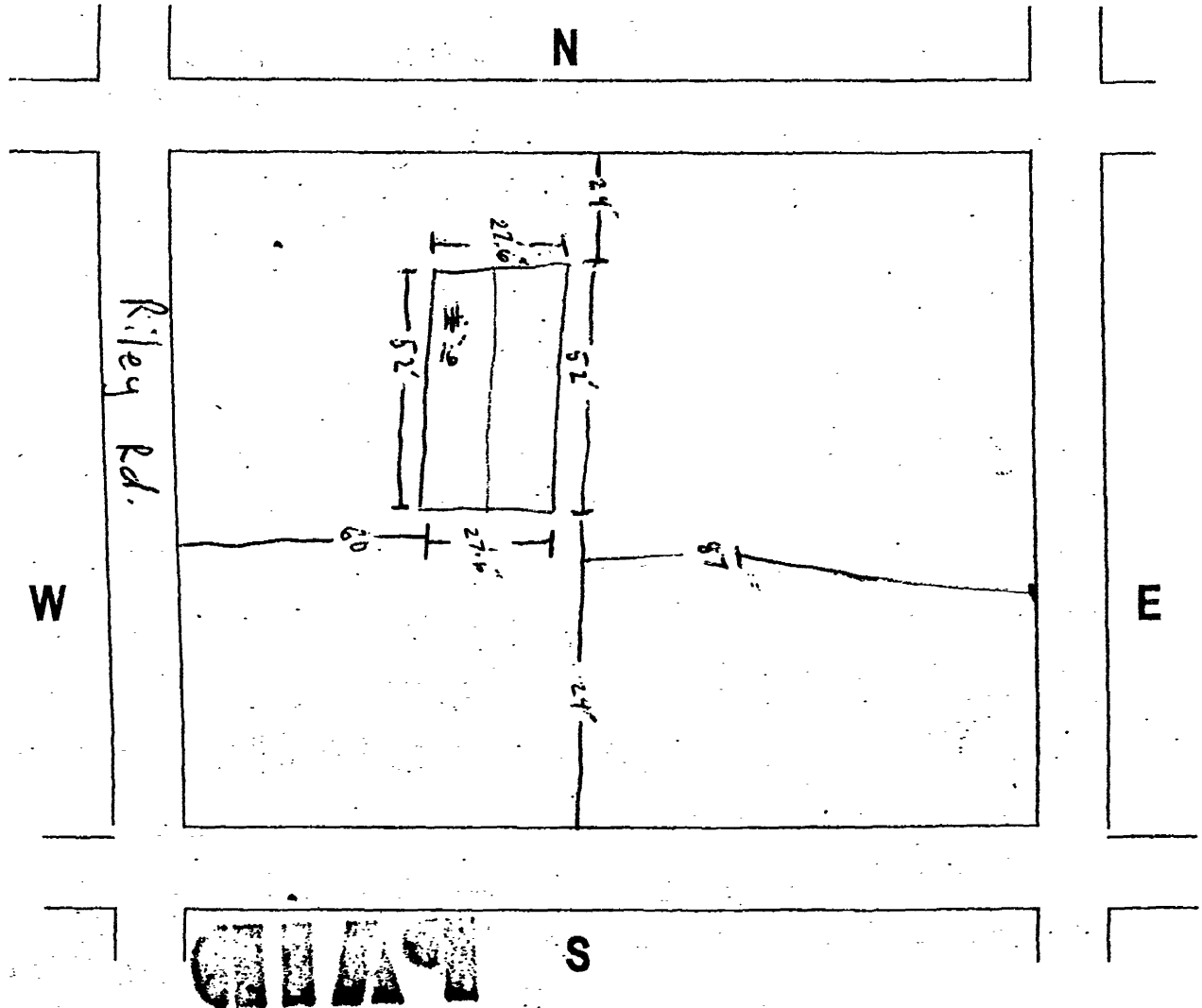
Daniel App  
(Owner's Signature)

350 Nina Street, New Windsor NY 12553  
(Owner's Address)

# PLOT PLAN

## NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



# REFERENCES:

## TAX MAP DATA:

Section: 36  
Block: 1  
Lot: 27

Deed Liber: 1373, Page: 572  
Deed Liber: 1211, Page: 603  
Deed Liber: 4264, Page: 206

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N78°00'00"E 175.00'

iron pipe found

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(deed liber: 2227, page: 867)

S12°00'00"E

101.87'

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AREA = 17,661 S.F.  
= 0.405± acres

RILEY ROAD

N12°00'00"W

100.00'

499.51'

iron pipe found

Reputed Owner: **STIMPSON**  
(deed liber: 4264, page: 206)

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175.00'

iron pipe found  
2.05' south of  
property corner

## NOTES:

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SUBJECT to such facts disclosed by an accurate, up-to-date title search.  
OFFSETS shown hereon are not to be used for construction purposes and/or fence installation.

© copyright by Howard W. Weeden, PLS, PC, Walden, New York

I hereby certify to:

- Daniel App; Howard App;
  - John Werner;
  - Riverside Bank, its successors and/or assigns;
  - Fidelity National Title Insurance Company of New York;
  - Hill-N-Dale Abstracters, Incorporated;
- that this mapping is based on a field survey performed on the date indicated hereon, deeds and/or maps obtained from the County Clerk's office, and is correct and accurate to the best of my knowledge.

*Howard W. Weeden*

Howard W. Weeden, PLS, NYS Lic. No. 049967

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-section 2, of the New York State Education Law.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

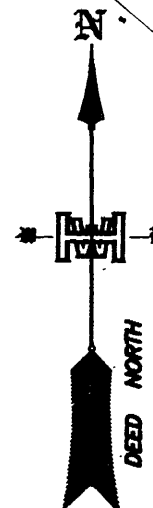
Survey of Property for  
**A P P**  
located in the  
Town of New Windsor  
Orange County - New York

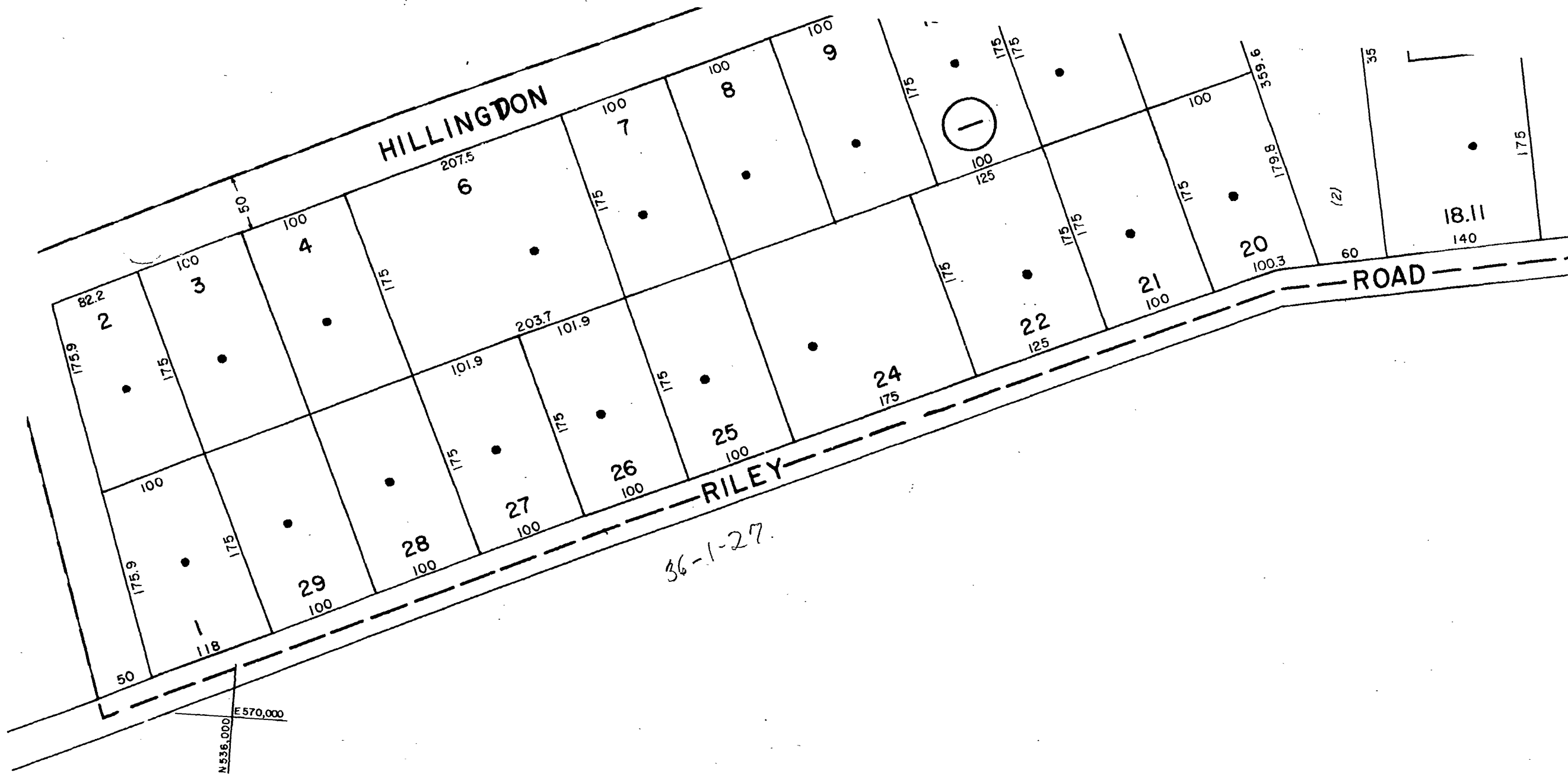
Scale: 1" = 20' date: 31 July 2000 file no.: 00-250



**WEEDEN SURVEYING**  
**HOWARD W. WEEDEN, PLS, PC**  
**LICENSED LAND SURVEYOR**

62 Main Street Walden, N.Y. 12586  
tel.: (914) 778-7643





36-1-27.

ON 35

Date ..... 4/24/02 .....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO .....  
..... DR.

DATE			CLAIMED	ALLOWED
4/24/02		Zoning Board Mtg	75.00	
		Misc. 2		
		Westage - 2		
		Dondovan - 3		
		Gastri - 1		
		Smith - 2		
		Dwyer - 3		
		Trapp - 3		
		Mittelman - 5		
		Meyer - 4		
		Trapp - 3 <del>13.50.</del>	136.00	
		28	201.00	

Date ..... 7/22/02 .....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

TO ..... DR.

DATE			CLAIMED	ALLOWED
4/8/02	Zoning Board Mtg		75 00	
	Misc.			
	App - 2			
	✓ Hall - 4			
	Meyer - 2			
	✓ Smith - 3			
	Brown - 12			
	Mt. Airy Estates - 6			
	Dotter - 52		148 50	
	<u>33</u>		<u>223 50</u>	

April 8, 2002

2

PRELIMINARY MEETINGS:

APP, HOWARD

MR. TORLEY: Request for 4,119 sq. ft. lot area for construction of single family dwelling on Riley Road in an R-3 zone.

Mr. Howard App appeared before the board for this proposal.

MR. TORLEY: What is it you want to do?

MR. APP: I'd like to build a single family raised ranch on 17,000 square feet and the old zoning law was 21,000 square feet and the difference that we're asking for is 4,119 square feet to build on. And that's it.

MR. TORLEY: So straight area variance.

MR. KRIEGER: You say the old zoning law. What's the new one?

MR. APP: I think it's one acre but I have--

MR. TORLEY: Do you own the property now?

MR. APP: Yes, I do.

MR. TORLEY: This board will be acting upon your numbers, so you have a survey that shows the lot size?

MR. BABCOCK: Yes, he does, Mr. Chairman. It's a certified survey so the numbers are correct.

MR. TORLEY: And you understand that if you are granted this area variance for the lot size, that would not relieve you from any other burdens as far as setbacks, side yards, rear yards, et cetera.

MR. APP: Okay.

MR. TORLEY: So there will be a buildable area within this lot and you have to remain within that area.



April 8, 2002

3

MR. APP: Yes.

MR. BABCOCK: The layout for his house is within all the setbacks.

MR. KRIEGER: Does he have sufficient room for sewage?

MR. BABCOCK: There's a, sewer is there, town water and town sewer.

MR. REIS: Town water and sewer is available?

MR. BABCOCK: Yes.

MR. KRIEGER: There aren't any easements intersecting the land?

MR. TORLEY: Like a water line, sewer line?

MR. KRIEGER: Easement legally speaking is the right of another person to use your property.

MR. APP: No, there's no easements.

MR. TORLEY: Reason we ask that is the area of the easement gets subtracted from your lot.

MR. APP: Okay.

MR. RIVERA: Make a motion that we grant Mr. App, set him up for a public hearing for construction of a single family dwelling on Riley Road.

MR. REIS: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. TORLEY	AYE

**ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR  
COUNTY OF ORANGE:STATE OF NEW YORK**

**In the Matter of the Application for Variance of**

Daniel App DBA Lighthouse Constr.

# 02-18.

**AFFIDAVIT OF  
SERVICE  
BY MAIL**

STATE OF NEW YORK) )  
COUNTY OF ORANGE ) SS.:

\_\_\_\_\_, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside in New Windsor, Orange County, N. Y.

That on the 11 day of April, 2002, I compared the 11 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

K. Mey

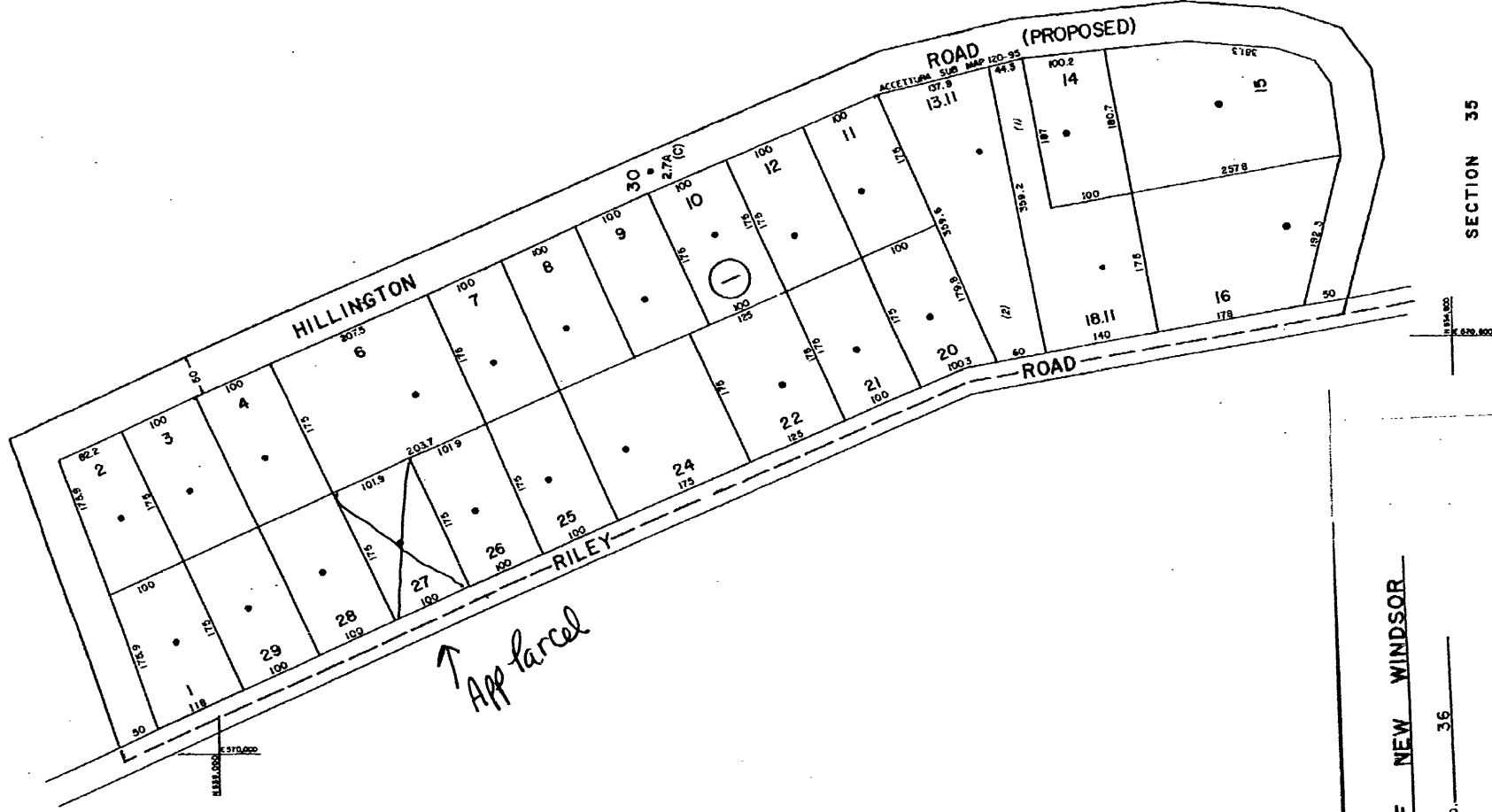
Sworn to before me this

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Notary Public**



SECTION 35



SECTION 35

SECTION 35

TOWN OF NEW WINDSOR

Section No. 36

SECTION 35

LEGEND

FILED PLAN LOT LINE	FILED PLAN BLOCK NO.	4
EASEMENT LINE	TAX MAP BLOCK NO.	32
MATCH LINE	TAX MAP LOT NO.	101
STREAMS	STATE HIGHWAYS	N.Y. STATE HWY. NO. 17
	COUNTY HIGHWAYS	COUNTY HWY. NO. 4
	TOWN ROADS	TOWN RD. 1

ORANGE COUNTY~NEW

Photo No. 8-497,498

Date of Photo: 3-1-55

Date of Map: 9

Date of Revision: 3-1

Scale: 1" = 100'

Pls. publish immediately. Send Bill to: Daniel App  
23 Palentine Ave  
Newburgh, NY 12550

**PUBLIC NOTICE OF HEARING  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 02-18

Request of Dan App DBA Lighthouse Constr.

for a VARIANCE of the Zoning Local Law to Permit:

Area Variance - 4,119 sqft.

being a VARIANCE of Section 48-12 use/BWk tables R-3 zone

for property situated as follows:

357 Riley Rd. New Windsor NY 12553

known and designated as tax map Section 36, Blk. 1 Lot 27

**PUBLIC HEARING** will take place on the 22 day of April,  
2002 at the New Windsor Town Hall, 555 Union Avenue, New Windsor,  
New York beginning at 7:30 o'clock P.M.

Lawrence Torley  
Chairman

By: Patricia Corsetti, Secretary



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

March 28, 2002

Daniel H App  
23 Palentine Avenue  
Newburgh, NY 12550

Re: 36-1-27

Dear Mr. App:

According to our records, the attached list of property owners are within five hundred(500) feet of the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

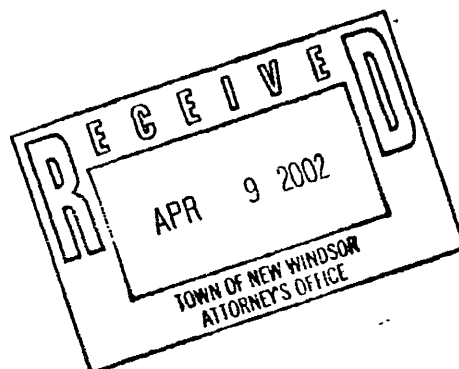
Sincerely,

Leslie Cook  
Sole Assessor

LC/srr

Attachments

CC: Pat Corsetti, ZBA



35-1-8

Stephen & Susan Hiltz  
378 Riley Road  
New Windsor, NY 12553

36-1-6

Maria Lopez & Rene Bongiorno  
26 Hillington Road  
New Windsor, NY 12553

35-1-9

Steven & Patricia Caldara  
372 Riley Road  
New Windsor, NY 12553

36-1-7

Maria Lopez  
195 B Riley Road  
New Windsor, NY 12553

35-1-10 & 36-1-2

Leonard & Catherine Vonderhyde  
R D 2 Box 262 Riley Road  
New Windsor, NY 12553

35-1-79.21

Pierre Belle III  
2 Belle Court  
New Windsor, NY 12553

35-1-79.22

Dr. Mohammed Khan &  
Najmus Sahar Khan  
16 Green Bower Lane  
New City, NY 10956

35-1-87

N Y C Dept Of E P  
C/O City of NY Dept  
Bureau of Water Supply-OWSL  
465 Columbus Avenue Suite 350  
Valhalla, NY 10595

35-1-89

Christian & Bernadette Scheible  
404 Riley Road  
New Windsor, NY 12553

36-1-1

Clarence Mans  
PO Box 247  
Vails Gate, NY 12584

36-1-3

Ellen Sue Sutton  
106 Windsor Terrace  
Salisbury Mills, NY 12577

36-1-4

Michael Tetrault & Lori Chiulli  
20 Hillington Road  
New Windsor, NY 12553

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

**THIS INDENTURE**, made the 25th day of September, 2000. ~~IN~~ .

**BETWEEN** JOHN WERNER, presently residing at 354 Riley Road, New Windsor,  
NY 12553 SURVIVING TENANT BY THE ENTIRETY

grantor

DANIEL APP and HOWARD APP, presently residing at 350 Nina Street,  
New Windsor, NY 12553 AS JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP.

grantee

HN 27591

**WITNESSETH**, that the grantor, in consideration of

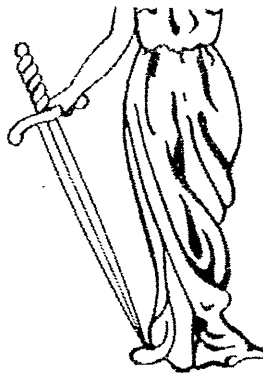
Ten and no/100 ————— (\$10.00) ————— Dollars, paid by the grantee  
hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

**ALL**

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART THEREOF.







**TOGETHER** with the appurtenances and all the estate and rights of the grantor in and to said premises. **TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires. **IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first above written.

*In presence of:*

*John Werner* ..... L. S.  
John Werner  
..... L. S.

STATE OF NEW YORK, COUNTY OF

ss.:

On the                      day of                      19                      , before  
me personally came                      to me known,  
who, being by me duly sworn, did depose and say that deponent resides  
at No.                      of

deponent is                      of  
the corporation described in and which  
executed, the foregoing instrument; deponent knows the seal of said  
corporation; that the seal affixed to said instrument is such corporate  
seal; that it was so affixed by order of the Board of Directors of said  
corporation; deponent signed deponent's name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss.:

On the                      day of                      19                      , before  
me personally came

to me known to be the individual                      described in, and who executed  
the foregoing instrument, and acknowledged that                      he                      executed  
the same.

SCHEDULE A

HN 27591

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange, New York, bounded and described as follows:

BEGINNING at a point marked by an iron pipe set in the ground in the easterly side or line of Riley Road, said point being distant South 12 degrees 00' East 418 feet from the southerly side or line of a proposed 50 feet wide road along the northerly line of lands conveyed to Victor J. Lucas by the parties of the first part Ernest Ranson and Ada H. Ranson by deed dated November 1, 1951, duly recorded, and by deed dated January, 1952, duly recorded, said point being in the division line of the lands conveyed to the parties of the second part, John Werner and Beatrice Werner, by the parties of the first part, Ernest Ranson and Ada H. Ranson, by deed dated October, 1951 and running thence along said Werner division line North 78 degrees 37' East 175 feet to a point marked by an iron pipe set in the ground; thence along the rear line of a lot of the said Ranson North 12 degrees 00' West 101.87 feet to a point at the easterly corner of lands of Orville Townsend; thence along the line of said lands of said Townsend South 78 degrees 00' West 175 feet to a point marked by an iron pipe set in the ground in the easterly side or line of said Riley Roda, and thence along the easterly side or line of said Riley Road South 12 degrees 00' East 100 feet to the place of beginning. The bearings are as the magnetic needle point in 1951.

BEING AND INTENDED TO BE the same premises as described in a certain Deed dated December 30, 1955, running from Ernest Ranson and Ada H. Ranson to John Werner and Beatrice Werner, which Deed was thereafter recorded in the Office of the Orange County Clerk on January 11, 1956, in Liber 1373 of Deed at page 572.

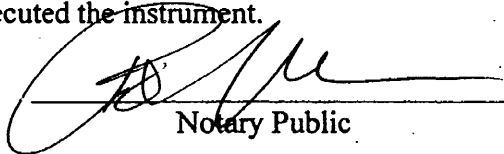
Beatrice Werner died a resident of Orange County, New York on March 12, 1986.

STATE OF NEW YORK)

)ss.:

COUNTY OF ORANGE)

On the 25th day of September, in the year 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared John Werner, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

PETER E. BLOOM  
Notary Public - State of NY  
Residing in Orange County  
Commission Expires 6/30. 2002



New York State Department of Taxation and Finance

# **Combined Real Estate Transfer Tax Return and Credit Line Mortgage Certificate**

Recording Office Time Stamp

See instructions (TP-584-I) before completing this form. Please print or type.

## Schedule A — Information Relating to Conveyance

<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Grantor		Name (if individual; last, first, middle initial)		Social Security Number		
			WERNER, JOHN		072 05 3181		
	Mailing address		354 Riley Road		Social Security Number		
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	City		State		ZIP code		Federal employer ident. number
	New Windsor		NY		12553		
	Name (if individual; last, first, middle initial)		APP, DANTEL & HOWARD		Social Security Number		
					110 76 0363		
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other	Mailing address		350 Nina Street		Social Security Number		
					088 32 4849		
	City		State		ZIP code		Federal employer ident. number
	New Windsor		NY		12553		

## Location and description of property conveyed

Tax map designation			Address	City/Village	Town	County
Section	Block	Lot				
36	1	27	354 Riley Road		New Windsor	Orange

## Type of property conveyed (check applicable box)

- ☐ 1 - 3 family house  
☐ Residential cooperative  
☐ Residential condominium  
☒ Vacant land  
☐ Commercial/Industrial  
☐ Apartment building  
☐ Office building  
☐ Other \_\_\_\_\_

Date of conveyance

9	25	00
month	day	year

Percentage of real property conveyed which is residential real property 100 %  
(see instructions)

**Condition of conveyance (check all that apply)**

- ☒ **Conveyance of fee interest**
- ☐ **Acquisition of a controlling interest (state percentage acquired \_\_\_\_\_ %)**
- ☐ **Transfer of a controlling interest (state percentage transferred \_\_\_\_\_ %)**
- ☐ **Conveyance to cooperative housing corporation**
- ☐ **Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)**
- ☐ **Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)**
- ☐ **Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)**
- ☐ **Conveyance of cooperative apartment(s)**
- ☐ **Syndication**
- ☐ **Conveyance of air rights or development rights**
- ☐ **Contract assignment**
- ☐ **Option assignment or surrender**
- ☐ **Leasehold assignment or surrender**
- ☐ **Leasehold grant**
- ☐ **Conveyance of an easement**
- ☐ **Conveyance for which exemption from transfer tax is claimed (complete Schedule B, Part III)**
- ☐ **Conveyance of property partly within and partly without the state**
- ☐ **Other (describe) \_\_\_\_\_**

**Schedule B — Real Estate Transfer Tax Return (Article 31 of the Tax Law)**

**Part I — Computation of Tax Due**

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III)..... ☐ **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien) .....
- 3 Taxable consideration (subtract line 2 from line 1) .....
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3 .....
- 5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G).....
- 6 Total tax due\* (subtract line 5 from line 4) .....

1	30,800	
2	( )	
3	30,800	
4	124	
5	( )	
6	124	

**Part II — Computation of Additional Tax Due on the Conveyance of Residential Real Property for \$1 Million or More**

- 1 Enter amount of consideration for conveyance (from Part I, line 1) .....
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property; see instructions) .....
- 3 Total additional transfer tax due\* (1% of line 2) .....

1		
2		
3		

Please make check(s) payable to the county clerk where the recording is to take place or if the recording is to take place in New York City, make check(s) payable to the NYC Department of Finance. If no recording is required, send this return and your check(s) made payable to the Department of Taxation and Finance, directly to the NYS Tax Department, TTTB-Transfer Tax, PO Box 5045, Albany NY 12205-5045.

For recording officer's use	Amount received	Date received	Transaction number
	Part I: \$ _____ Part II: \$ _____		



**The Judicial Title Insurance Agency, Inc.**

New York City: 605 Fifth Avenue, Suite 2000  
 Washington: 1000 Pennsylvania Avenue, N.W.  
 Albany: 100 South Highland Avenue

INSTRUCTIONS: [http:// www.orps.state.ny.us](http://www.orps.state.ny.us) or PHONE (518) 413-1222

FOR COUNTY USE ONLY

C1. SWIS Code

\_\_\_\_\_

C2. Date Deed Recorded

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Month Day Year

C3. Book

\_\_\_\_\_

C4. Page

\_\_\_\_\_



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

**RP - 5217**

RP-5217 Rev 3/97

PROPERTY INFORMATION

1. Property Location

354

Riley Road

STREET NUMBER

STREET NAME

New Windsor

CITY OR TOWN

VILLAGE

12553

ZIP CODE

2. Buyer Name

APP

LAST NAME / COMPANY

DANIEL

FIRST NAME

APP

LAST NAME / COMPANY

HOWARD

FIRST NAME

3. Tax Billing Address  
Indicate where future Tax Bills are to be sent  
if other than buyer address (at bottom of form)

LAST NAME / COMPANY

FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment  
Roll parcels transferred on the deed

1

# of Parcels

OR

☐

Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐

5. Deed Property Size

100

FRONT FEET

x

175

DEPTH

OR

ACRES

6. Seller Name

WERNER

LAST NAME / COMPANY

JOHN

FIRST NAME

LAST NAME / COMPANY

FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☐ One Family Residential  
B ☐ 2 or 3 Family Residential  
C ☒ Residential Vacant Land  
D ☐ Non-Residential Vacant Land

- E ☐ Agricultural  
F ☐ Commercial  
G ☐ Apartment  
H ☐ Entertainment / Amusement

- I ☐ Community Service  
J ☐ Industrial  
K ☐ Public Service  
L ☐ Forest

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on Vacant Land

☐

10A. Property Located within an Agricultural District

☐

10B. Buyer received a disclosure notice indicating  
that the property is in an Agricultural District

☐

**SALE INFORMATION**

11. Sale Contract Date

7 / 26 / 00  
Month Day Year

12. Date of Sale / Transfer

9 / 25 / 00  
Month Day Year

13. Full Sale Price

3 0 8 0 0 0 0  
Commas as separators

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

0 0 0 0 0 0 0 0  
Commas as separators

15. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives  
B ☐ Sale Between Related Companies or Partners in Business  
C ☐ One of the Buyers is also a Seller  
D ☐ Buyer or Seller is Government Agency or Lending Institution  
E ☐ Deed Type **not** Warranty or Bargain and Sale (Specify Below)  
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
H ☐ Sale of Business is Included in Sale Price  
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)  
J ☒ None

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

16. Year of Assessment Roll from which information taken

0 0

17. Total Assessed Value (of all parcels in transfer)

5 2 0 0  
Commas as separators

18. Property Class

- -

19. School District Name

Newburgh

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

36-1-27

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

Daniel App

Howard App

BUYER SIGNATURE

DATE

Daniel &amp; Howard App

357

STREET NUMBER

Riley Road

STREET NAME (AFTER SALE)

New Windsor

CITY OR TOWN

NY

STATE

12553

ZIP CODE

SELLER

John Werner

SELLER SIGNATURE

DATE

BUYER'S ATTORNEY

Fiedelholtz

LAST NAME

Jerald

FIRST NAME

845

AREA CODE

562-4630

TELEPHONE NUMBER

NEW YORK STATE  
COPY

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE**

# \_\_\_\_\_  
Date: 4/11/02

**I. Applicant Information:**

- (a) Daniel App 23 Palantine Ave. Newburgh NY 12550 <sup>(845) 562-2785</sup>  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) Gerald Feidellholtz Blooming Grove + RPK, New Windsor NY 12553 562-4630  
(Name, address and phone of attorney)
- (d) Dan App DBA Lighthouse Constr.  
(Name, address and phone of contractor/engineer/architect/surveyor)

**II. Application type:**

☒ Use Variance  
☒ Area Variance

☐ Sign Variance  
☐ Interpretation

**III. Property Information:**

- (a) R-3 357 Riley Rd. New Windsor NY 36-1-27 17,661 sq ft  
(Zone) (Address of Property in Question) (S-B-L) (Lot size)
- (b) What other zones lie within 500 feet? \_\_\_\_\_
- (c) Is pending sale or lease subject to ZBA approval of this Application? NO
- (d) When was property purchased by present owner? 4-1-00
- (e) Has property been subdivided previously? yes
- (f) Has property been subject of variance previously? \_\_\_\_\_. If so, when? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? yes
- (h) Is there any outside storage at the property now or is any proposed? NO

**IV. Use Variance.**

- (a) Use Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(Describe proposal) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



(b) The legal standard for a "Use" Variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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**V. Area Variance:**

(a) Area variance requested from New Windsor Zoning Local Law,  
Section 48-12, Table of Use/Bulk Table Regs., Col. 2-3 Zone.

	Permitted	Proposed or Available	Variance Request
Min. Lot Area	<u>21,780 sqft.</u>	<u>17,661 sqft.</u>	<u>4,119 sqft.</u>
Min. Lot Width			

Reqd. Front Yd. \_\_\_\_\_

Reqd. Side Yd. \_\_\_\_\_

Reqd. Rear Yd. \_\_\_\_\_

Reqd. Street \_\_\_\_\_

Frontage\* \_\_\_\_\_

Max. Bldg. Hgt. \_\_\_\_\_

Min. Floor Area\* \_\_\_\_\_

Dev. Coverage\* \_\_\_\_\_

Floor Area Ratio\*\* \_\_\_\_\_

Parking Area \_\_\_\_\_

\* Residential Districts only

\*\* Non-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe

why you believe the ZBA should grant your application for an area variance:

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**VI. Sign Variance:**

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	_____	_____	_____
Sign #2	_____	_____	_____
Sign #3	_____	_____	_____
Sign #4	_____	_____	_____

- (b) Describe in detail the sign (s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and free-standing signs? \_\_\_\_\_.

**VII. Interpretation.**

- (a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_.

- (b) Describe in detail the proposal before the Board:

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**VIII. Additional comments:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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**IX. Attachments required:**

- ☐ Copy of referral from Bldg./Zoning Inspector or Planning Board.
- ☐ Copy of tax map showing adjacent properties.
- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copy(ies) of sign(s) with dimensions and location.
- ☐ Two (2) checks, one in the amount of \$ \_\_\_\_\_ and the second check in the amount of \$ \_\_\_\_\_, each payable to the TOWN OF NEW WINDSOR.
- ☐ Photographs of existing premises from several angles.

**X. Affidavit.**

**Date:** 4-12-02

**STATE OF NEW YORK)**  
**) SS.:**  
**COUNTY OF ORANGE )**

**The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.**

Daniel App  
(Applicant)

**Sworn to before me this**

day of \_\_\_\_\_,

## XI. ZBA Action:

**(a) Public Hearing date:** \_\_\_\_\_